

074.0

0002

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

777,700 /

777,700

777,700 /

777,700

777,700 /

777,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		MELVIN RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CADAGAN JOHN P JR-ETAL	
Owner 2:	CADAGAN CYNTHIA A	
Owner 3:		

Street 1:	55 MELVIN RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	Cntry:	Own Occ:	Y
Owner 1:			

Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION	Sales Information	Tax District	Parcel ID	Pat Acct.
This parcel contains 8,900 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 1984 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.			074.0-0002-0017.0	6196!

OTHER ASSESSMENTS	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
		9993-291		1/1/1901	Family		No	No	N	

PROPERTY FACTORS	Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA	/
-----------------------------------	-------	--------------------------------	---

Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes
101	One Family		8900		Sq. Ft.	Site		0	70.	0.77	4									480,900					480,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8900.000	296,800		480,900	777,700		46729
Total Card	0.204	296,800		480,900	777,700	Entered Lot Size	GIS Ref
Total Parcel	0.204	296,800		480,900	777,700	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	391.99	/Parcel: 391.9	Land Unit Type:	Insp Date
							10/09/18

**PATRIOT**

Properties Inc.

USER DEFINED

Prior Id # 1:	46729
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:59:57
PRINT	
LAST REV	
Date	Time
10/16/18	10:46:15
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 21 - Split Level				Full Bath: 1	Rating: Average														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Average			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1961	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict:	Fact: .			Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB							
Const Mod:				% Own:				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL							
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	7	3								
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Additions:											
Prim Int Wall: 1 - Drywall				Functional:		%		Kitchen:											
Sec Int Wall:		%		Economic:		%		Baths:											
Partition: T - Typical				Special:		%		Plumbing:											
Prim Floors: 3 - Hardwood				Override:		%		Electric:											
Sec Floors:		%		Total:	26.4	%		Heating:											
Bsmnt Flr: 14 - Asphalt Tile				CALC SUMMARY				General:	1	7	3								
Subfloor:				Basic \$ / SQ: 95.00															
Bsmnt Gar: 1				Size Adj.: 1.28559327				COMPARABLE SALES											
Electric: 3 - Typical				Const Adj.: 0.99989998				Rate	Parcel ID	Typ	Date	Sale Price							
Insulation: 2 - Typical				Adj \$ / SQ: 122.119															
Int vs Ext: S				Other Features: 86696															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 403233															
% Com Wall		% Sprinkled:		Depreciation: 106454					Juris. Factor:		Before Depr:	134.33							
				Depreciated Total: 296780					Special Features: 0		Val/Su Net:	93.33							
									Final Total: 296800		Val/Su SzAd:	179.66							
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 074.0-0002-0017.0								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:			Total Special Features:				Total:										AssessPro Patriot Properties, Inc	
																			